

Know all Men by these Presents,**That** SUSAN I. WALKER

56-3-23 ✓

47-175

020812

in consideration of ONE (\$1.00) DOLLAR and other valuable consideration

paid by RICHARD D. OLIN and PAMELA P. OLIN

whose mailing address is

10 First Rangeway
Waterville, Maine 04901TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

RICHARD D. OLIN and PAMELA P. OLIN

as joint tenants and not as tenants in common, their heirs and assigns forever,

A CERTAIN LOT or parcel of land located in Waterville, County of Kennebec and State of Maine, with the buildings thereon, bounded and described as follows, to wit:

Lot numbered twenty-three (23) on the plan of Gilman Heights made by F.V. Armstrong dated December 4, 1939, and recorded in the Kennebec County Registry of Deeds in Map Book 12, Page 77, to which reference may be had for a more particular description.

Also, another certain lot or parcel of land situate in said Waterville and being number thirty (30) on the plan of Gilman Heights by F.V. Armstrong, dated December 4, 1939, and recorded in the Kennebec County Registry of Deeds, Map Book 12, Page 77, to which reference may be had for a more particular description.

Said premises are conveyed subject to the following restrictions which will be binding upon said grantee and all persons claiming or holding under or through said grantee and shall be deemed as covenants running with the land:

1. No lot of land shall be sold, the dimensions of which are less than seventy five (75) feet by one hundred (100) feet.
2. No building for the use of more than one family shall be built thereon.
3. The main entrance of any single dwelling built thereon shall face the street.
4. The front wall of any such building shall be at least thirty-five (35) feet from the street line, thereby extending a uniform building line thirty-five (35) feet from said street line.
5. Each building thereon must provide a space of at least fifteen (15) feet on each side of the building to the respective boundary lines.
6. The cost of each main building on these lots shall be at least \$8,000.00, exclusive of all other buildings, landscaping, and any other improvement to the land, not directly affixed to the main building.
7. No part of said property shall be used for any commercial purposes of any kind whatsoever.
8. On subsequent sales of land, the sale shall be governed by the so-called "Neighborhood Improvement Act" suggested by the National Association of Real Estate Boards.
9. The plans of new homes must be submitted to and approved by Gilman Heights Incorporated.

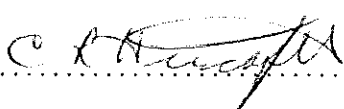
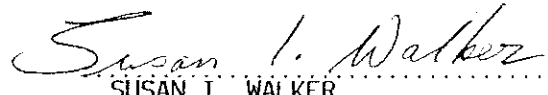
47-175

Said lots are conveyed with the foregoing restrictions which are covenants affixed to and running with the land and applicable to all lots hereafter to be sold by the said Gilman Heights Incorporated, in the plot of land known as "Gilman Heights" and for a violation of the terms therein or any of them by said grantee or any persons holding or claiming by, under or through the aforesaid grantee, the right is expressly reserved to said Gilman Heights Incorporated, and its assigns or to the owner of any lot in said plot known as "Gilman Heights" to proceed at law or in equity to compel compliance thereof.

Being the same premises conveyed to Susan I. Walker by warranty deed of James Dornan Lucas recorded in the Kennebec County Registry of Deeds in Book 2829 Page 72.

of the month of *Augusta*, A.D. 1987 .

Signed, Sealed and Delivered
in presence of

	 SUSAN I. WALKER
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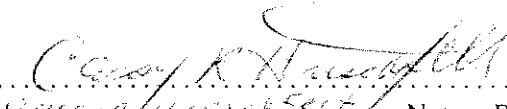
State of Maine, County of *Kennebec* ss. *August 4*, 1987.

Then personally appeared the above named **SUSAN I. WALKER**

and acknowledged the foregoing instrument to be my free act and deed.



Before me,


 C. R. HIRSCHFELD Notary Public
 Attorney at Law

RECEIVED KENNEBEC SS.
 1987 AUG 14 AM 9:00
 RECORDED FROM ORIGINAL

Printed Name, *8/24/87*